



Flat 9, St. Thomas Court, Cliffe High Street, Lewes, East Sussex, BN7 2AW
£179,950

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Warden assisted retirement flat located in Cliffe High Street, Lewes with two bedrooms, a lounge with pleasant outlook, kitchen, wet room and large balcony all in excellent decorative order.

The Property

Communal entrance hall leading with lift or stairs to 1st floor landing. Solid wood front door leading to entrance hall with deep storage cupboard with shelving and rail, further storage cupboard with hot and cold water cylinders and slatted shelving. Door opening to lounge/dining room with a bay window, electric heater, door to good size balcony with a pleasant outlook and a feature fireplace with wooden surround, tiled hearth and electric fitted fire. Door to kitchen fitted with a range of modern units with a work surface extending to include a one and a half bowl sink unit with mixer taps. Inset two ring electric hob and ample storage cupboards and below surface fridge/freezer, partly tiled walls.

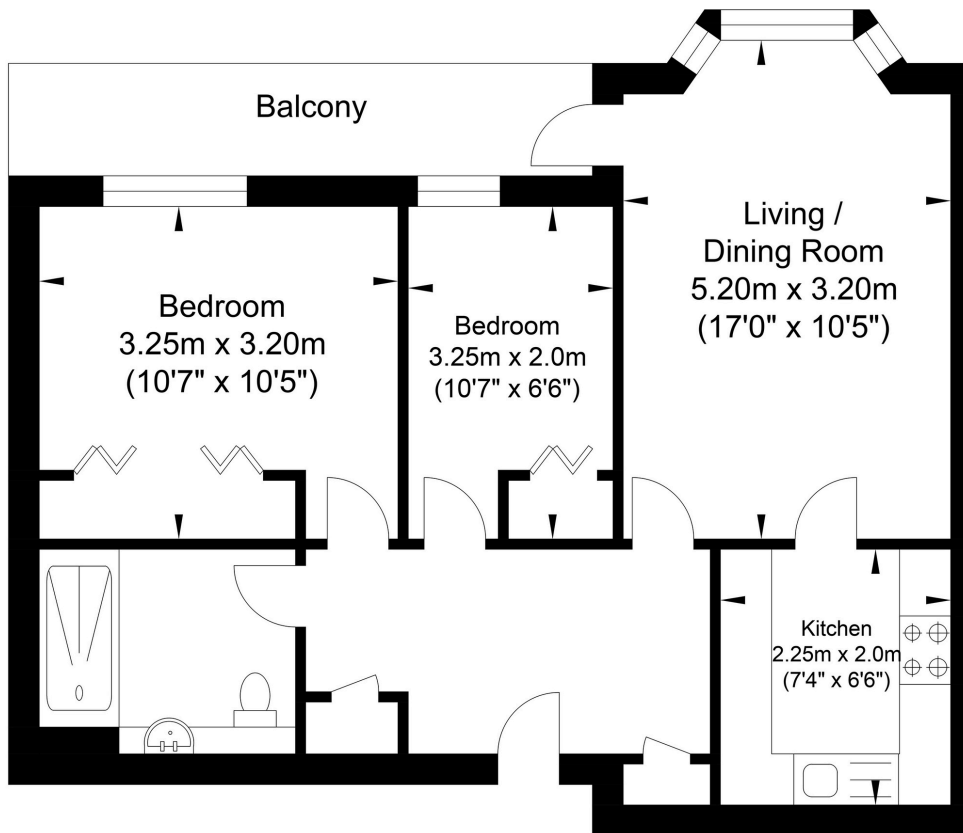
Bedroom Two has a window to the front, heater and fitted wardrobe with hanging rail. Bedroom One with window to the front and two wardrobes with hanging rail and storage above, electric heater. The recently re-fitted shower room has a large shower with glass screen, wash hand basin with cupboard below, low level WC, electric heater and towel rail and fully tiled walls. There are communal facilities such as the communal lounge, launderette and parking is available on a first come first served basis. There is an entry phone system and warden call cord in all principal rooms.

The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School



St Thomas Court, Lewes



Approximate Floor Area
577.37 sq ft
(53.64 sq m)

Agents Notes

Material information

Council Tax Band - C

Tenure: Leasehold, 66 years remaining

Annual Service Charge: £5806.06

Annual Ground Rent £150



Please note:

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